



GAIL FARBER, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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ADDRESS ALL CORRESPONDENCE TO:  
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IN REPLY PLEASE  
REFER TO FILE

October 25, 2016

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

23 October 25, 2016

LORI GLASGOW  
EXECUTIVE OFFICER

**PUBLIC BUILDINGS CORE SERVICES AREA  
PROPOSED CONSOLIDATED CORRECTIONAL TREATMENT FACILITY  
APPROVE APPROPRIATION ADJUSTMENT  
APPROVE REVISED BUDGET  
AWARD CONSULTANT AGREEMENTS  
AWARD SUPPLEMENTAL CONSULTANT AGREEMENTS  
SPECS. 7301; CAPITAL PROJECT NO. 69800  
(SUPERVISORIAL DISTRICT 1)  
(3 VOTES)**

**SUBJECT**

The recommended actions will authorize an appropriation adjustment and approve the revised budget to fund these planning and feasibility activities for the proposed Consolidated Correctional Treatment Facility; award consultant services agreements with CCTF Partners and CCTF Project Controls Specialist to provide project management/construction management and project controls/support services, respectively; and authorize the execution of supplemental consultant agreements with AECOM, Inc., to provide additional architectural/engineering scoping documents and with PlaceWorks, Inc., to provide additional environmental impact report services.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the recommendations for the proposed Consolidated Correctional Treatment Facility are categorically exempt from the California Environmental Quality Act for the reasons stated in this Board letter and the record of the proposed project.
2. Approve the appropriation adjustment in the amount of \$80,000,000, which transfers net County cost appropriation from the Fiscal Year 2016-17 Provisional Financing Uses Budget Unit to

Men's Central Jail Replacement project, Capital Project No. 69800.

3. Approve the revised budget of \$106,247,000 for the pre-planning and feasibility activities and to fund the award of project management/construction management and project controls/support services agreements for the proposed project.
4. Award a consultant services agreement to CCTF Partners, a joint venture team consisting of Jacobs Project Management Co. and two certified Small Business Enterprises: Jenkins/Gale & Martinez Inc. and Pacifica Services, Inc., for a \$50,000,000 not-to-exceed amount to provide project management/construction management services for the proposed Consolidated Correctional Treatment Facility, and authorize the Director of Public Works or her designee to execute the agreement. The term of this agreement will commence upon the full execution of the agreement and shall terminate upon final acceptance by the County.
5. Award a consultant services agreement to CCTF Project Controls Specialist, a joint venture team consisting of: Hill International Inc; Simpson & Simpson Management Consulting, Inc., a Local Small Business Enterprise; and D. Pickett & Associates, Inc., a certified Small Business Enterprise, for a \$30,000,000 not-to-exceed amount to provide project controls/support services for the proposed Consolidated Correctional Treatment Facility project, and authorize the Director of Public Works or her designee to execute the agreement. The term of this agreement will commence upon the full execution of the agreement and shall terminate upon final acceptance by the County.
6. Approve and authorize the Director of Public Works or her designee to execute Supplemental Agreement 1 to Agreement PW 13912 with AECOM, Inc., for a \$3,000,000 not-to-exceed amount, including contingency, to provide additional architectural/engineering scoping documents services including proposed program refinement/validation and other services.
7. Approve and authorize the Chief Executive Officer or her designee to execute Supplemental Agreement 1 to Agreement AO-15-007 with PlaceWorks, Inc., for a \$300,000 not-to-exceed amount, including contingency, to provide additional Environmental Impact Report services.
8. Authorize a refinement of the proposed Consolidated Correctional Treatment Facility project description for purposes of California Environmental Quality Act environmental analysis to include a new Inmate Reception Center for male and female inmates and relocation of the medical Correctional Treatment Center from Twin Towers to the proposed Consolidated Correctional Treatment Facility site.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will approve the revised pre-project planning and feasibility activities budget; approve an appropriation adjustment in the amount of \$80,000,000; and award consultant services agreements. These consultant services agreements will only be utilized to provide pre-project planning services relating to project management and project controls/support services for the Consolidated Correctional Treatment Facility (CCTF) project until such time as the Board may subsequently adopt all required environmental documents and approve, construction of a project. If the Board, in its discretion, subsequently adopts all required environmental documents and approves construction of a project, the full scope of these consultant services agreements will then be

utilized.

Furthermore, approval of the recommended actions will authorize the execution of supplemental professional services agreements to provide additional scoping document preparation services and additional Environmental Impact Report (EIR) services, and will authorize refinement of the proposed project description for the EIR's environmental analysis to include both a new Inmate Reception Center for male and female inmates and relocation of the medical Correctional Treatment Center from Twin Towers to the proposed Consolidated Correctional Treatment Facility.

### Consolidated Correctional Treatment Facility Background

On May 6, 2014, the Board approved Vanir Construction Management's Option 1B with a 4,885-bed configuration for the proposed CCTF project to be located on the current site of the Men's Central Jail. Subsequently, on August 5, 2014, the Board awarded and authorized the execution of agreements with AECOM, Inc., and PlaceWorks, Inc., to prepare architectural/engineering scoping documents and EIR services for the proposed 4,885 bed CCTF.

On June 9, 2015, the Board instructed the Chief Executive Officer (CEO) to provide an independent analysis of the number of treatment beds and other beds needed at the new CCTF; assess the likely impacts to the County jail population from legislative or significant programmatic developments; conduct a capacity assessment of all community-based alternative options for treatment; immediately suspend work on both the proposed CCTF and proposed Mira Loma Women's Detention Center (MLWDC).

On August 4, 2015, the District Attorney presented a report on a comprehensive diversion plan, including an assessment of mental health diversion programs to the Board.

On September 1, 2015, the Board considered Health Management Associates (HMA) report and recommendations on the number of treatment and other beds needed at CCTF, including assessment of community-based alternative options, and directed that the evaluation of the proposed project be based on a bed capacity reduction from 4,885 to 3,885 beds focusing on mental health and substance use disorder detoxification needs and that the evaluation of the programs proposed for the CCTF and MLWDC proposed projects move forward simultaneously. To develop a facility that provides the highest level of care, the project team (CEO, Public Works, Sheriff, Public Health, Health Services, and Mental Health) extensively reviewed HMA's recommendations and incorporated many of them in the proposed CCTF project. These include provisions for a new Inmate Reception Center for male and female inmates to streamline the intake, classification and placement of mental health, medical, and substance abuse inmates facilitating an improved delivery of health services and early planning for transitioning back into the community, and relocation of medical Correctional Treatment Center from Twin Towers to the proposed CCTF to achieve a more efficient medical services operation. Other design refinements include single-level housing rather than mezzanine configurations, smaller 40-bed treatment modules, and single bunks rather than double bunks. Inclusion of these recommendations in the proposed project description will enable incorporation of emerging best practices in the medical and mental health fields to treat and rehabilitate inmate patients with medical and mental health conditions and improve suicide prevention, treatment, and access to re-entry services, and security.

In addition, these recommendations are consistent with the Joint Settlement Agreement between the County and Department of Justice dated September 3, 2015, to meet the medical and

mental health needs of inmate patients and ensure their reasonable safety.

#### Consultants Contracts and Amendments

Due to the described recommended changes in the scope of work for the proposed CCTF, additional services will be required by AECOM, Inc. Public Works conducted negotiations with AECOM, Inc., and recommends a not-to-exceed fee of \$3,000,000, including contingency, for a program refinement/validation from 4,885 to 3,885 beds, and additional programming services for inclusion of the Inmate Reception Center and the medical correctional treatment center beds from Twin Towers to the proposed CCTF. This fee also includes developing associated costs and other impacts and the revised architectural/engineering scoping documents services necessary to address the proposed project scope refinements as directed by the Board, to provide design build proposal evaluation assistance, and limited pre-project approval construction administration planning services.

Public Works and the CEO also conducted negotiations with PlaceWorks, Inc., the consultant currently providing EIR services for the proposed CCTF project. These negotiations resulted in a recommended increase in PlaceWorks, Inc.'s contract for a not-to-exceed fee of \$300,000, including contingency, to provide the revised EIR services necessary to address the proposed project scope refinements directed by the Board and address the anticipated volume of EIR review comments.

Due to the size, duration, and complexity of the proposed CCTF project, project management/construction management and project controls/support services consultants were selected to assist the County team with managing the project and achieving the desired project objectives. The consultants will provide specialized staff who will provide the required consultant services under the direction of County staff. The Department of Public Works conducted negotiations with CCTF Partners, resulting in a recommended not-to-exceed amount of \$50,000,000, including contingency, for project management/construction management services, and conducted negotiations with CCTF Project Controls Specialist, resulting in a recommended not-to-exceed amount of \$30,000,000, including contingency, for project controls/support services. Initially, these consultants will only provide pre-project approval planning support services in their areas of expertise. Full project management/construction management and project controls/support services will only be provided at a later date, and only if the Board ultimately adopts all of the required environmental documents and approves proceeding with the construction of the project.

#### Proposed Design and Construction Method

The proposed delivery method for the proposed CCTF project is design-build. Pursuant to the design-build policy, previously adopted by the Board, a design-build request for proposals will be developed for solicitation of proposals for the design and construction of the project upon completion of scoping documents. Upon Board approval of the project, Public Works will seek the Board's approval to execute a design-build agreement with the selected design-builder, and consistent with the Board-adopted design-build policy, to provide stipends of up to \$1,000,000 to the second and third highest ranked qualified proposers that are not selected as the best-value design builder (or top three highest ranking qualified proposers if no Design-build contract is awarded) via consultant services agreements enabling the County the right to use the information and ideas submitted by the proposers.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Community Support and Responsiveness (Goal 2) by enriching lives of Los Angeles County residents by providing enhanced services, and effectively planning and responding to economic social and environmental challenges. Integrated Services Delivery (Goal 3) by maximizing opportunities to measurably improve client and community outcomes and leverages resources through continuous integration of health, community, and public safety services. The proposed CCTF project will support these goals by planning to replace an antiquated and inefficient County facility, the Men's Central Jail, that has exceeded its useful life with a new state-of-the-art treatment facility that will enhance operational efficiency, and deliver integrated medical and mental health services to the County's inmate-patient population enhancing community and public safety services.

### **FISCAL IMPACT/FINANCING**

The total estimated cost for the project management/construction management and project controls/support services is \$80,000,000, which includes agreements for CCTF Partners and CCTF Project Controls Specialist.

An appropriation adjustment to transfer \$80,000,000 from the Fiscal Year 2016-17 Provisional Financing Uses Budget Unit to the Men's Central Jail Replacement project, Capital Project No. 69800, is enclosed as Enclosure A. After the Board's approval, the total revised budget for the proposed CCTF project will be \$106,247,000, which includes \$26,247,000 in prior year net County cost currently appropriated within the Capital Project No. 69800 used to fund County services, consultant services, and various pre design activities.

On August 5, 2014, the Board awarded agreements for AECOM, Inc., and PlaceWorks, Inc., for a not-to-exceed fee of \$10,642,176 and \$405,815, respectively. The total cost increase to supplement the consultant services agreements is \$3,300,000, which includes \$3,000,000 for AECOM, Inc., and \$300,000 for PlaceWorks, Inc. Sufficient funding is available in the Fiscal Year 2016-17 Capital Projects/Refurbishments budget under Capital Project No. 69800 to fund these supplemental agreements.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard consultant services agreement, in the form previously approved by County Counsel, will be used. The consultant services agreements will contain terms and conditions in compliance with the CEO's and the Board's requirements. The agreement also includes a provision requiring the consultant firms to track subcontractor's utilization of Local Small Business Enterprise (LSBE), Disabled Veterans Business Enterprise, and Social Enterprise businesses.

The consultants were selected upon final analysis and consideration without regard to race, creed, gender, or color.

The consultant services agreements have been reviewed and approved as to form by County Counsel. The recommended contracts were solicited on an open-competitive basis and are in

accordance with applicable Federal, State, and County requirements. The consultants are in compliance with the requirements of the CEO and the Board.

The consultant services agreements contain terms and conditions supporting the Board's ordinances and policies, including, but not limited to: Child Support Compliance Program; Contractor Responsibility and Debarment; Contractor Employee Jury Service Program; Defaulted Property Tax Reduction Program; County's Greater Avenues for Independence and General Relief Opportunities for Work (GAIN/GROW); Reporting of Improper Solicitations; Contract Language to Assist in Placement of Displaced County Workers; and Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

## **ENVIRONMENTAL DOCUMENTATION**

The recommended actions will have no potential impact on the environment and are exempt from the California Environmental Quality Act (CEQA).

The recommended actions are exempt because they involve activities that constitute feasibility or planning studies for possible future actions that are not approved or adopted by the Board and do not involve approval of a plan legally binding on future activities pursuant to Section 15262 of the State CEQA Guidelines. In addition and in the alternative, these actions are not projects pursuant to CEQA because it is an activity that is exempt from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed action is an administrative activity of government, which will not result in direct or indirect physical changes to the environment.

No activity, which would constitute a project under CEQA, will be commenced unless the Board takes prior further action to consider and act upon environmental documentation pursuant to CEQA and approves a project.

The Final EIR for the proposed CCTF will be provided for the Board's consideration when we return to the Board to request project approval, and the Board retains its discretion to approve, modify, or disapprove the proposed project based upon CEQA or any other grounds.

## **CONTRACTING PROCESS**

On October 20, 2015, Public Works issued a Request for Proposals (RFP) and advertised these contracting opportunities on the County's "Doing Business with Us" website, Public Works Business Opportunities website, and Twitter for project management/construction management and project controls/support services. On November 3, 2015, a mandatory pre-proposals conference was held to discuss the extent of services and provide small business outreach opportunities. Seventy-nine firms attended the conference and of these 46 were small business firms. Public Works reached out to non-LSBE and/or SBE firms to inform them and their subconsultants of the benefits of being a certified LSBE and to encourage them to become an LSBE, if eligible. Enclosure B reflects the selected joint venture teams' utilization participation. In addition, to encourage equity participation by small businesses, these solicitations provided incentives for a minimum of 20 percent equity partnerships with small businesses.

On December 17, 2015, three joint venture teams submitted proposals for the project

management/construction management services, and two joint venture teams submitted proposals for the project controls/support services. Evaluation committees composed of staff from Public Works, CEO, Sheriff, Health Services, Mental Health, and Public Health evaluated each proposal on the proposed staff qualifications and experience, the firm's qualifications and experience, expertise in providing specific services, work plan and understanding of the work requirements in the Request for Proposal. Upon review and evaluations of each firm's proposal, in-person interviews were conducted and evaluated to complete the process. These evaluations were completed without regard to race, creed, color, or gender. Based on the review and evaluation of these proposals and interviews, CCTF Partners was selected as the most-qualified firm to provide the project management/construction management services, and CCTF Project Controls Specialist as the most qualified firm to provide the project controls/support services.

CCTF Partners provided a 30 percent small business partnership and CCTF Project Controls Specialist provided at 52.5 percent small business partnership.

The negotiated fees for both consultants have been reviewed by Public Works and were found to be reasonable for the respective scopes of work.

The consultant services agreements include a cost-of-living adjustment provision in accordance with the Board Policy No. 5.070.

Initially, these consultants will only provide pre-project approval planning support services in their areas of expertise. Full project management/construction management and project controls/support services will only be provided at a later date, and only if the Board ultimately adopts all of the required environmental documents and approves proceeding with the construction of the project.

Supplemental Consultant Agreements – Architectural/Engineering Scoping Documents and EIR services

On August 5, 2014, the Board authorized the award of an agreement with AECOM, Inc., to provide architectural/engineering scoping documents and design-build support services for a \$10,642,176 fee. This agreement was procured pursuant to a qualifications-based competitive process. The proposed supplemental agreement for a \$3,000,000 not-to-exceed fee would increase the total agreement value to \$13,642,176.

On August 5, 2014, the Board awarded an agreement with PlaceWorks, Inc., to prepare an EIR for the proposed project based on the Vanir Option 1B for a \$405,815 not to exceed fee. This agreement was procured pursuant to a qualifications-based competitive process. The proposed supplemental agreement for a \$300,000 not to exceed fee would increase the total agreement value to \$705,815.

The negotiated fees for both consultants have been reviewed and were found to be reasonable for the respective scopes of work.

A standard consultant services supplemental agreement, in the form previously approved by County Counsel, will be used.

## **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current County services or projects during the performance of the recommended actions.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Programs Division and the Department of Public Works, Project Management Division II.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER  
Director

GF:ME:ec

Enclosures

c: Arts Commission  
Auditor-Controller  
Chief Executive Office (Capital Programs  
Division)  
County Counsel  
Office of Countywide Contract Compliance  
Executive Office  
Department of Health Services  
Internal Services Department  
Department of Mental Health  
Department of Public Health  
Department of Public Social Services (GAIN/  
GROW Program)  
Sheriff's Department



October 25, 2016  
DEPT NO: 060

COUNTY OF LOS ANGELES

## REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

## AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR  
FY 2016-17  
3 - VOTES

## SOURCES

## USES

## PFU-CAPITAL PROJECTS

A01-CB-2000-13749-13766

SERVICES &amp; SUPPLIES

DECREASE APPROPRIATION

80,000,000

## SHERIFF DEPARTMENT

SH-MEN'S CENTRAL JAIL REPLACEMENT

A01-CP-6014-65046-69800

CAPITAL ASSETS - B &amp; I

INCREASE APPROPRIATION

80,000,000

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

# 23

OCT 25 2016

*Lori Glasgow*  
LORI GLASGOW  
EXECUTIVE OFFICER

SOURCES TOTAL

\$ 80,000,000

USES TOTAL

\$ 80,000,000

## JUSTIFICATION

Appropriation adjustment in the amount of \$80,000,000 from PFU-Capital Projects to increase Capital Assets-Buildings & Improvements appropriations for the Men's Central Jail Replacement Project to fund Project Management/Construction Management and Project Controls/Support Services contracts.

*Chia Ann Yen*  
AUTHORIZED SIGNATURE

CHIA-ANN YEN, MANAGER, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR---

☐ ACTION☒ RECOMMENDATION☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

AUDITOR-CONTROLLER

BY

DATE

B.A. NO. 044

CHIEF EXECUTIVE OFFICER

BY

DATE

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

CONSULTANT'S UTILIZATION PARTICIPATION FOR PROJECT MANAGEMENT/CONSTRUCTION MANAGEMENT SERVICES  
CCTF PROJECT

## SELECTED FIRM

Consultant Name (only JV firms* with Utilization Participation are listed)	Local SBE	SBE	Minority	Women	Disadvantaged	DisabledVet
<b>CCTF PARTNERS, A JOINT VENTURE</b>						
Jenkins/Gales & Martinez, Inc.		X	X			
Pacifica Services, Inc.		X	X			

## NON-SELECTED FIRM NO. 1

Consultant Name (only JV firms* with Utilization Participation are listed)	Local SBE	SBE	Minority	Women	Disadvantaged	DisabledVet
<b>CORRECTIONAL CARE PARTNERS</b>						
DHS Consulting, Inc.			X		X	
Ramos/CS			X		X	
TSG Enterprises, Inc.			X	X	X	
Safeworks, Inc.		X	X	X	X	
Lee Andrews Group, Inc.	X	X		X		

## NON-SELECTED FIRM NO. 2

Consultant Name (only JV firms* with Utilization Participation are listed)	Local SBE	SBE	Minority	Women	Disadvantaged	DisabledVet
<b>GILBANE, PARSONS, OWEN GROUP, EW MOON JOINT VENTURE</b>						
Owen Group	X	X				
E.W. Moon		X	X		X	
JHC Agency					X	
Cordoba Corporation			X		X	
MBI Media				X		
Lenax Construction Services					X	

CONSULTANT'S UTILIZATION PARTICIPATION FOR DOCUMENT CONTROL, PROJECT CONTROL AND SUPPORT SERVICES  
CCTF PROJECT

## SELECTED FIRM

Consultant Name (only JV firms* with Utilization Participation are listed)	Local SBE	SBE	Minority	Women	Disadvantaged	DisabledVet
<b>CCTF PROJECT CONTROLS SPECIALISTS</b>						
Simpson & Simpson Management Consulting	X	X		X		
Hill International, Inc.						
D. Pickett & Associates, Inc.		X	X	X		

## NON-SELECTED FIRM NO. 1

Consultant Name (only JV firms* with Utilization Participation are listed)	Local SBE	SBE	Minority	Women	Disadvantaged	DisabledVet
MARRS Services, Inc.			X	X	X	
The Robert Group		X	X	X	X	
AIM Consulting Services	X	X	X		X	
TEC Management Consultants, LLC		X	X	X	X	